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HAMMERS CONSTRUCTION, INC.

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• **SPECIALIZING IN DESIGN / BUILD** •

Letter of Intent

Amended Plot Plan

Owner Information

Father & Sons Whiskey Purveyors
16730 E. 2nd Ave
Aurora, CO 80011
Project Name: CBP 9-2

Owner Representatives

Hammers Construction, Inc.
Robert Green – Project Manager
Lisa Peterson – Design (Applicant)
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

Site:

Legal: Lot 9, Filing 2, Claremont Business Park
Address: 1405 Selix Grove
Colorado Springs, CO 80915
Lot Size: 0.98 acres
Zoned – CS
Parcel number: 54081-02-013

Request and Justification

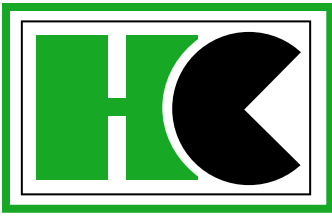
Request approval for the new construction of a 10,000 sf building built on the property indicated. The uses of this building will be membership club, bottling, office space and barrel storage. Water quality pond, driveways/paving and landscaping already have been installed per previously approved site plan. No free-standing signs are being proposed at this time. The warehouse storage is being used for the storage of whiskey barrels. There is a bottling area that is just putting the finished product in to bottles from the barrels. Barrels are bought by members or available for the tasting area. This is a membership club and you will need this for access into the facility. This includes the cigar, event and game rooms. Mostly these rooms will get used for private events such as bachelor and bachelorette parties as an example. The bar/tasting area will be used for this. The owner at this time is keeping this as a private membership access, but possibly could convert this to public access. If the owner decides this, we understand a traffic report could be needed and will address those concerns if the access goes public.

Existing and proposed facilities, structures and roads.

The lot will be entered from Selix Grove. The lot is currently being used for a storage yard. A 10,000 sf building is being proposed on the property indicated above.

Traffic

The owner will use this building warehouse storage for the use of whiskey or wine storage in wooden barrels inside the building. 1-2 employees will check in approximately 3-4 times a week and be there whenever deliveries arrive. We will also



have a membership club that consists the use of the cigar room, event and game rooms. These spaces will be used as a membership based only. The hours of operation are as follows: Monday – Thursday: 3 pm to 11 pm and Friday – Sunday: 11 am to 11 pm. Most of the businesses in the park are construction contractors and their business hours are usually 8 am to 5 pm, Monday – Friday and closed over the weekend. Based on this we believe a traffic study is not required since we will be well below the 100 trip. In addition, the traffic will not increase since its peak hours will be offset from the other business within the park.

Parking Ratios:

The breakout of the floor areas are as follows:

Warehouse (1 space/1,000 sf): 7,315 sf = 7 spaces

Office (1 space/200 sf): 1,020 sf = 5 spaces

Bottling (1 space/750 sf): 1,005 sf = 1 space

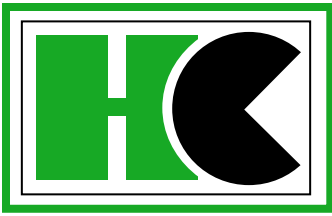
Club (1 space/3 seats), this includes cigar lounge, tasting area, event and game rooms: 6,476 sf ~ 112 seats = 37 spaces

Employees @ max shift: 3 employees (as stated this is more of a private club and there will only be a bartender on staff for the tasting area and 2 servers to bring the drinks in the 3 areas in the uppers floors as needed. This is not a full-scale bar where multiple drinks are served, they will just have whiskey and other nonalcoholic drinks in a cooler for purchase.

Total parking required: 53 spaces

Parking Agreement

Per the site calculations, we are required to have 53 spaces. The site allows for 18, which means we need 35 additional spaces. Hammers Construction is working on a parking agreement to use our parking lot for these additional spaces. Per the approved DP for Hammers Construction, we are required to have 38 spaces. We have a total of 73 spaces on site. Furthermore, Hammers Construction is open from Monday – Friday at 8 am to 5 pm. The office is not open on the weekends. Father & Sons will be open from Monday – Thursday at 3 pm to 11 pm and Friday – Sunday at 11 am to 11 pm. The peak hours on the weekdays are anticipated about 6:30 pm – 8:00 pm. Based on this, we feel the parking available (18 spaces) on site will accommodate the clients during the overlap of both businesses being open and then during the peak hours and afterwards, they would be able to use Hammers Construction parking lot as per the exhibit in the parking agreement. We feel this solution meets the requirements of the parking calculations. Section 6.2.5.B.2.b: we feel we are able to have the parking agreement as we meet the definition of adjacent. The word is defined as “nearby, meeting or touching.” Since this has the word “or” we feel we meet the term nearby to the site. In addition, adjacent does allow a road to separate the properties, which is true in our case. We also meet this section of the code as we are a distance of 297 ft. from property line to property line. If



we are to measure the distance as you are driving from site to site we are a distance of 480 ft. Therefore, we meet the requirement as the code section allows up to 500 ft.

Phasing

Phase I is complete and consisted of a contractor's equipment yard which included fencing, landscaping, asphalt paving and all grading/water quality features. Phase II is to build a 10,000 sf building as described above.

Outside Storage (accessory use)

No outside storage proposed now the site is being built out with a 10,000 sf building